

17954-6 D

64438

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 79 Page 6501

JULIUS S. HOLMES AND NANCY E. HOLMES, husband and wife

DAVID L. KENT AND KAREN A. KENT, husband and wife hereinafter called grantor, convey(s) to

all that real property situated in the County of Klamath, State of Oregon, described as:

**** see attached Exhibit A****

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except see attached exhibit A

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 44,000.00 *

Dated this 22 day of March, 1979.

Julius S Holmes
Nancy E Holmes

STATE OF OREGON, County of Klamath ss.

March 22, 1979 personally appeared the above named Julius S Holmes & Nancy E Holmes and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
NOTARY PUBLIC-OREGON
My Commission Expires 4/21/79

Notary Public for Oregon

My commission expires:

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record on the day of 1979, at o'clock M. and recorded in book on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

After Recording Return to: Ta donna send tax statement to: Security Savings and Loan 222 South 6th Street Klamath Falls, Oregon 97601

By Deputy

" EXHIBIT A "

6502

DESCRIPTION

The following described real property in the County of Klamath, State of Oregon:

Lot 17, SUMMERS PARK, EXCEPT the following described portion thereof, to-wit:

A tract of land situated in Lot 17, SUMMERS PARK, described as follows:

Beginning at the Northwest corner of said Lot 17; thence Southerly along the Westerly line of said Lot 40 feet; thence Northeasterly to a point that is Easterly along the North line of said Lot 5 feet from the Northwestern corner of said Lot 17; thence Westerly along said Northerly line 5 feet to the point of beginning.

TOGETHER WITH the following described portion of Lot 18, SUMMERS PARK, to-wit:

Beginning at the Northeast corner of Lot 18; thence Southwesterly along the Easterly line of said Lot 40 feet to the true point of beginning; thence continuing along said line 60 feet; thence Northwesterly at right angles 9 feet; thence Northeasterly 60 feet more or less to the true point of beginning.

SUBJECT TO:

1. Regulations of the City of Klamath Falls
2. Regulations of Klamath Irrigation District
3. Regulations of South Suburban Sanitary District
4. Restrictions as shown on the recorded plat
5. Conditions, restrictions and easements recorded October 27, 1942 in Book 150 page 582

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of transamerica Title Co.
 this 22nd day of March A. D. 1979 at 3:21 o'clock P.M., or
 next day thereof, of Deeds on Page 6501
 do hereby record in Vol. 479, of Deeds

Fee \$6.00

Wm. D. MILNE, County Clerk
 By Bernice A. Detsch